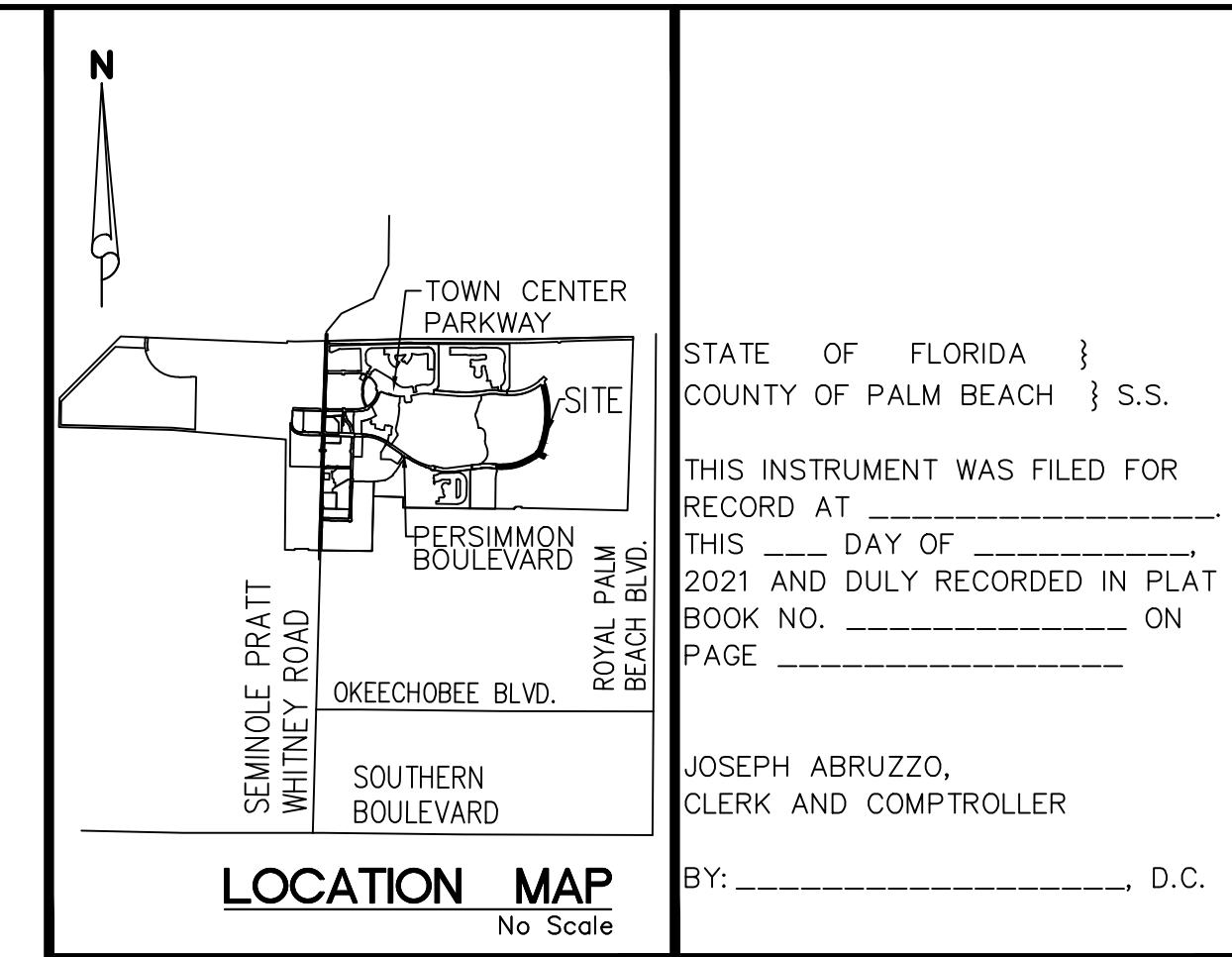


PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



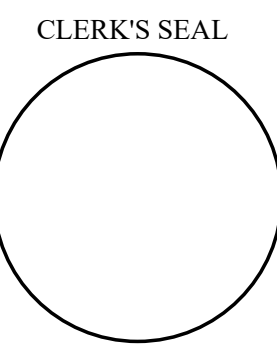
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT _____
THIS ____ DAY OF _____
2021 AND DULY RECORDED IN PLAT
BOOK NO. _____ ON
PAGE _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____, D.C.

LOCATION MAP
No Scale



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS PERSIMMON BOULEVARD EAST - PLAT 5, BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W. ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 2846.76 FEET TO A POINT ON NORTHERLY BOUNDARY LINE OF THE PLAT OF ORCHARDS OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK _____ PAGES _____, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 2190.00 FEET, AND A RADIAL BEARING OF N.08°43'16" W. AT SAID INTERSECTION; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID NORTHERLY BOUNDARY LINE: 1) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°42'31", A DISTANCE OF 1135.54 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 200.00 FEET, AND A RADIAL BEARING OF N.22°27'54" E. AT SAID INTERSECTION; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°37'06", A DISTANCE OF 40.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF S.73°09'09" W. AT SAID INTERSECTION; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'19", A DISTANCE OF 30.57 FEET TO A NON-TANGENT INTERSECTION AND THE POINT OF BEGINNING; THENCE N.73°32'29" E., A DISTANCE OF 188.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4694.00 FEET, AND A RADIAL BEARING OF S.73°32'29" W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°20'02", A DISTANCE OF 3222.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT OF TANGENCY; THENCE S.63°44'23" E., A DISTANCE OF 186.98 FEET; THENCE S.26°15'37" W., A DISTANCE OF 188.00 FEET; THENCE N.63°44'23" W., A DISTANCE OF 175.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 140.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°12'51", A DISTANCE OF 139.80 FEET TO A POINT OF TANGENCY; THENCE S.59°02'46" W., A DISTANCE OF 488.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2194.50 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1286.03 FEET TO A POINT OF TANGENCY; THENCE N.87°22'37" W., A DISTANCE OF 292.26 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "A" OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 4, RECORDED IN PLAT BOOK 131, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE N.02°37'23" E., ALONG SAID EASTERLY LINE OF TRACT "A", A DISTANCE OF 196.59 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I; THENCE BY THE FOLLOWING FIVE (5) COURSES BEING ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID PLAT OF ORCHARDS OF WESTLAKE - PHASE I: 1) S.87°22'37" E., A DISTANCE OF 292.26 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 1998.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'37", A DISTANCE OF 1170.88 FEET TO A POINT OF TANGENCY; 3) THENCE N.59°02'46" E., A DISTANCE OF 520.37 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 140.00 FEET, AND A RADIAL BEARING OF S.74°07'51" E. AT SAID INTERSECTION; 4) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°25'19", A DISTANCE OF 152.98 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 4506.00 FEET, AND A RADIAL BEARING OF N.66°56'58" W. AT SAID INTERSECTION; 5) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°30'33", A DISTANCE OF 3107.18 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,080,057 SQUARE FEET OR 24.795 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE AS FOLLOWS:

ROAD RIGHT-OF-WAY

TRACT "A", AS SHOWN HEREON AS PERSIMMON BOULEVARD EAST, IS HEREBY DEDICATED TO THE SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE, FOR ROAD RIGHT-OF-WAY PURPOSES AND FOR ANY AND ALL PURPOSES AUTHORIZED BY CHAPTER 2000-431, LAWS OF FLORIDA AND CHAPTERS 189 AND 298, FLORIDA STATUTES. RESPONSIBILITY FOR THE INSTALLATION, MAINTENANCE, OPERATIONS, REPAIR AND/OR REPLACEMENT OF THE RIGHT-OF-WAY AND ANY FACILITIES SHALL REMAIN THE PERPETUAL OBLIGATION OF THE SEMINOLE IMPROVEMENT DISTRICT WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

THE CITY OF WESTLAKE, A FLORIDA MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED AND RESERVED AN EASEMENT OVER TRACT "A" FOR ANY AND ALL MUNICIPAL PURPOSES, INsofar AS SUCH USES ARE NOT INCONSISTENT WITH ITS UTILIZATION FOR ROAD RIGHT-OF-WAY PURPOSES.

OPEN SPACE TRACT

TRACTS O.S.T. #1 THROUGH O.S.T. #4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WESTLAKE.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DESCRIBED ON THE PLAT ARE PRIVATE NON-EXCLUSIVE EASEMENTS UNLESS EXPRESSLY STATED OTHERWISE THEREIN. ALL UTILITY RIGHTS AND EASEMENTS ESTABLISHED BY OR RESERVED BY THIS PLAT ARE HEREBY DEDICATED IN PERPETUITY TO THE SEMINOLE IMPROVEMENT DISTRICT, (A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTERS 189 AND 298, FLORIDA STATUTES, AS A PUBLIC UTILITY PROVIDER OF WATER, SEWER AND RECLAIMED WATER), ITS SUCCESSORS AND ASSIGNS, SUBJECT TO THOSE CERTAIN RESTRICTION OF RIGHTS, COVENANTS AND DEDICATIONS AS MAY HEREAFTER BE IMPOSED BY GRANTOR; PROVIDED FURTHER SAID GRANTS OR ASSIGNMENTS SHALL NOT BE DEEMED A PUBLIC DEDICATION OF SAID RIGHTS OR EASEMENTS. THE SEMINOLE IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO GRANT OTHER UTILITY PROVIDERS THE ABILITY TO USE THE EASEMENT, IN ITS SOLE DISCRETION.

IN FURTHERANCE OF THE FOREGOING, THERE IS HEREBY GRANTED TO FLORIDA POWER & LIGHT COMPANY, A FLORIDA CORPORATION, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS ("FPL"), A NON-EXCLUSIVE EASEMENT FOREVER OVER, UNDER, IN, ON, UPON AND ACROSS THE UTILITY EASEMENTS DESCRIBED ON THE PLAT, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UNDERGROUND ELECTRIC UTILITY FACILITIES (INCLUDING CABLES, CONDUITS, APPURTENANT EQUIPMENT, AND APPURTENANT ABOVE-GROUND EQUIPMENT) TO BE INSTALLED FROM TIME TO TIME, TOGETHER WITH THE RIGHT TO PERMIT FPL TO ATTACH OR PLACE WIRES TO OR WITHIN ANY FACILITIES HEREUNDER AND LAY CABLE AND CONDUIT WITHIN THE EASEMENT AREA AND TO OPERATE THE SAME FOR FPL'S COMMUNICATIONS PURPOSES IN CONNECTION WITH ELECTRIC SERVICE AND THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENTS AT ALL TIMES.

IN WITNESS WHEREOF, MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS _____ DAY OF _____, 2021.

MINTO PBLH, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
JOHN F. CARTER, MANAGER

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS _____ FOR _____ ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION & RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON, AND ITS MAINTENANCE OBLIGATIONS FOR SAME, AND HEREBY JOINS IN AND CONSENTS TO THE UTILITY EASEMENTS DEDICATION, DATED THIS _____ DAY OF _____, 2021.

SEMINOLE IMPROVEMENT DISTRICT, AN INDEPENDENT
SPECIAL DISTRICT OF THE STATE OF FLORIDA

WITNESS: _____ BY: _____
SCOTT MASSEY, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY _____ AS _____ FOR _____ ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, HEREBY ACCEPTS THE GRANT OF EASEMENT OVER THE TRACT "A" ROAD RIGHT-OF-WAY AS STATED AND SHOWN HEREON, DATED THIS _____ DAY OF _____, 2021.

CITY OF WESTLAKE
A MUNICIPAL CORPORATION

WITNESS: _____

PRINT NAME: _____

BY: _____

WITNESS: _____

CITY MAYOR, ROGER MANNING

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20____, BY ROGER MANNING AS CITY MAYOR FOR THE CITY OF WESTLAKE, FLORIDA, A MUNICIPAL CORPORATION, ON BEHALF OF THE MUNICIPAL CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ SIGNATURE _____

(PRINT NAME) - NOTARY PUBLIC

(SEAL)

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2021, IN ACCORDANCE WITH CHAPTER 177, F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH CHAPTER 177, F.S.

ATTEST: _____ BY: _____
CITY MANAGER, KEN CASSEL CITY MAYOR, ROGER MANNING

TITLE CERTIFICATION

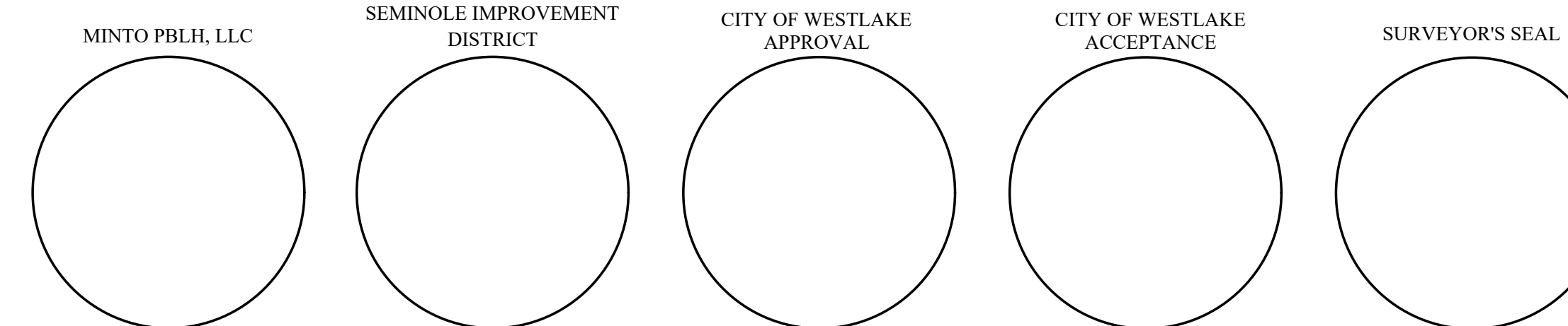
STATE OF FLORIDA
COUNTY OF _____

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MINTO PBLH, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ HARRY BINNIE, PRESIDENT
FOUNDERS TITLE

AREA TABULATION (IN ACRES)

ROADWAY TRACT (TRACT "A"):	11.953
OPEN SPACE TRACT #1:	5.161
OPEN SPACE TRACT #2:	3.989
OPEN SPACE TRACT #3:	0.952
OPEN SPACE TRACT #4:	2.740
TOTAL ACRES, MORE OR LESS:	24.795



SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WESTLAKE FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF WESTLAKE, FLORIDA.

DATE: _____ GARY A. RAGER, P.S.M.
LICENSE NO. LS4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA,
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768



4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number: LB 7768

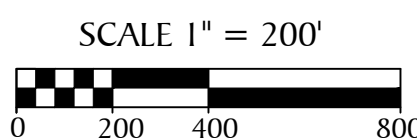
PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 S., RANGE 41 E.
 SET 3.5" IRON PIPE "PUBLIC LAND SURVEY CORNER-TALLAHASSEE MERIDIAN"
 BRASS DISK "10' EAST" SET IN CONCRETE
 FOUND 10' EAST ON SECTION LINE
 N: 884628.7147' E: 885137.1629'
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER
 SECTION 6-43-41
 FOUND BRASS DISK IN CONCRETE "P.B.C."
 N: 884609.6818 E: 891407.3638
 NAD83 (2007 ADJUSTMENT)
 CERTIFIED CORNER
 RECORD #107591

BASIS OF BEARINGS
 NORTH QUARTER OF SECTION 6,
 TOWNSHIP 43 S., RANGE 41 E.
 S.89°48'53"E., 5270.23' (MEASURED)
 S.89°48'52"E., 5270.39' (COUNTY)
 N68°33'42"W 6713.90'



SCALE 1" = 200'
 SEE NOTE ON SHEET 2 FOR BASIS OF BEARINGS

BASIS OF BEARINGS

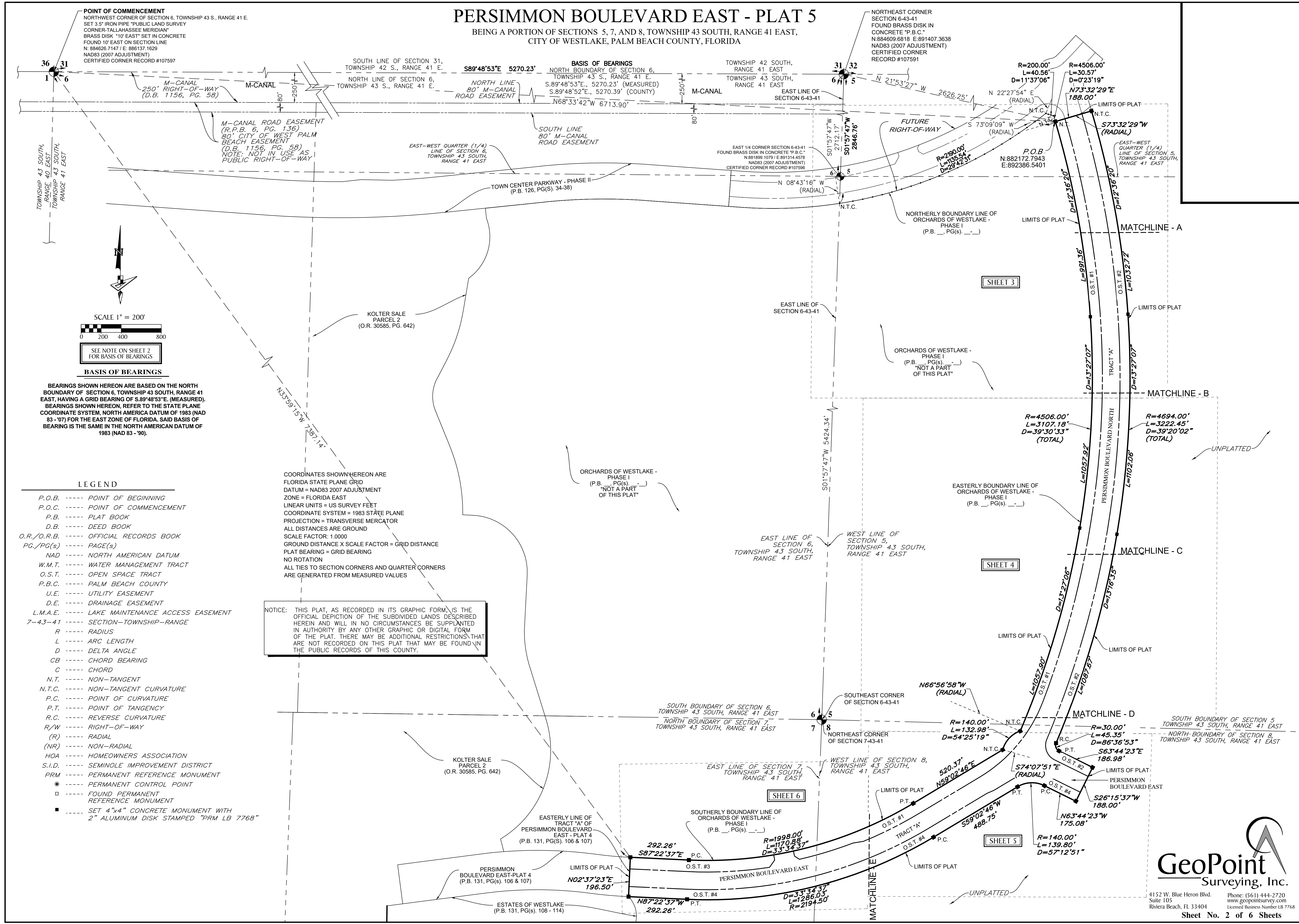
BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, HAVING A GRID BEARING OF S.89°48'53"E. (MEASURED). BEARINGS SHOWN HEREON, REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA DATUM OF 1983 (NAD 83 - '07) FOR THE EAST ZONE OF FLORIDA. SAID BASIS OF BEARING IS THE SAME IN THE NORTH AMERICAN DATUM OF 1983 (NAD 83 - '90).

LEGEND

- P.O.B. ----- POINT OF BEGINNING
- P.O.C. ----- POINT OF COMMENCEMENT
- P.B. ----- PLAT BOOK
- D.B. ----- DEED BOOK
- O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
- PG./PG(s) ----- PAGE(S)
- NAD ----- NORTH AMERICAN DATUM
- W.M.T. ----- WATER MANAGEMENT TRACT
- O.S.T. ----- OPEN SPACE TRACT
- P.B.C. ----- PALM BEACH COUNTY
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
- 7-43-41 ----- SECTION-TOWNSHIP-RANGE
- R ----- RADIUS
- L ----- ARC LENGTH
- D ----- DELTA ANGLE
- CB ----- CHORD BEARING
- C ----- CHORD
- N.T. ----- NON-TANGENT
- N.T.C. ----- NON-TANGENT CURVATURE
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- R.C. ----- REVERSE CURVATURE
- R/W ----- RIGHT-OF-WAY
- (R) ----- RADIAL
- (NR) ----- NON-RADIAL
- HOA ----- HOMEOWNERS ASSOCIATION
- S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
- PRM ----- PERMANENT REFERENCE MONUMENT
- ----- PERMANENT CONTROL POINT
- ----- FOUND PERMANENT REFERENCE MONUMENT
- ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"

COORDINATES SHOWN HEREON ARE FLORIDA STATE PLANE GRID DATUM = NAD83 2007 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNITS = US SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE PROJECTION = TRANSVERSE MERCATOR ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE PLAT BEARING = GRID BEARING NO ROTATION ALL TIES TO SECTION CORNERS AND QUARTER CORNERS ARE GENERATED FROM MEASURED VALUES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



SHEET 3

SHEET 4

SHEET 6

SHEET 5



4152 W. Blue Heron Blvd. Suite 105
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 www.geopointsurvey.com
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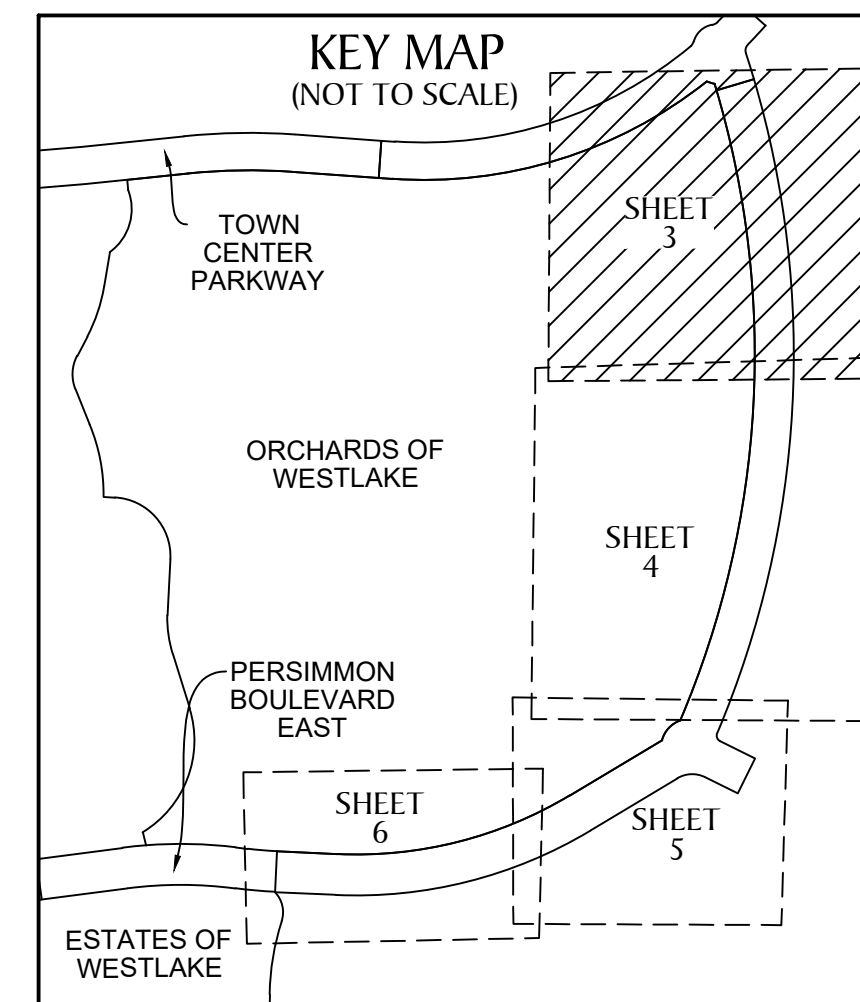
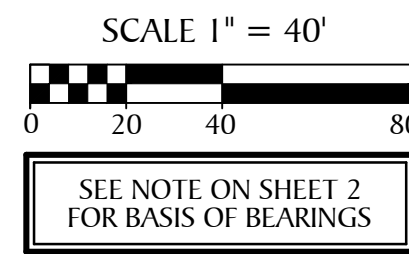
PERSIMMON BOULEVARD EAST - PLAT 5

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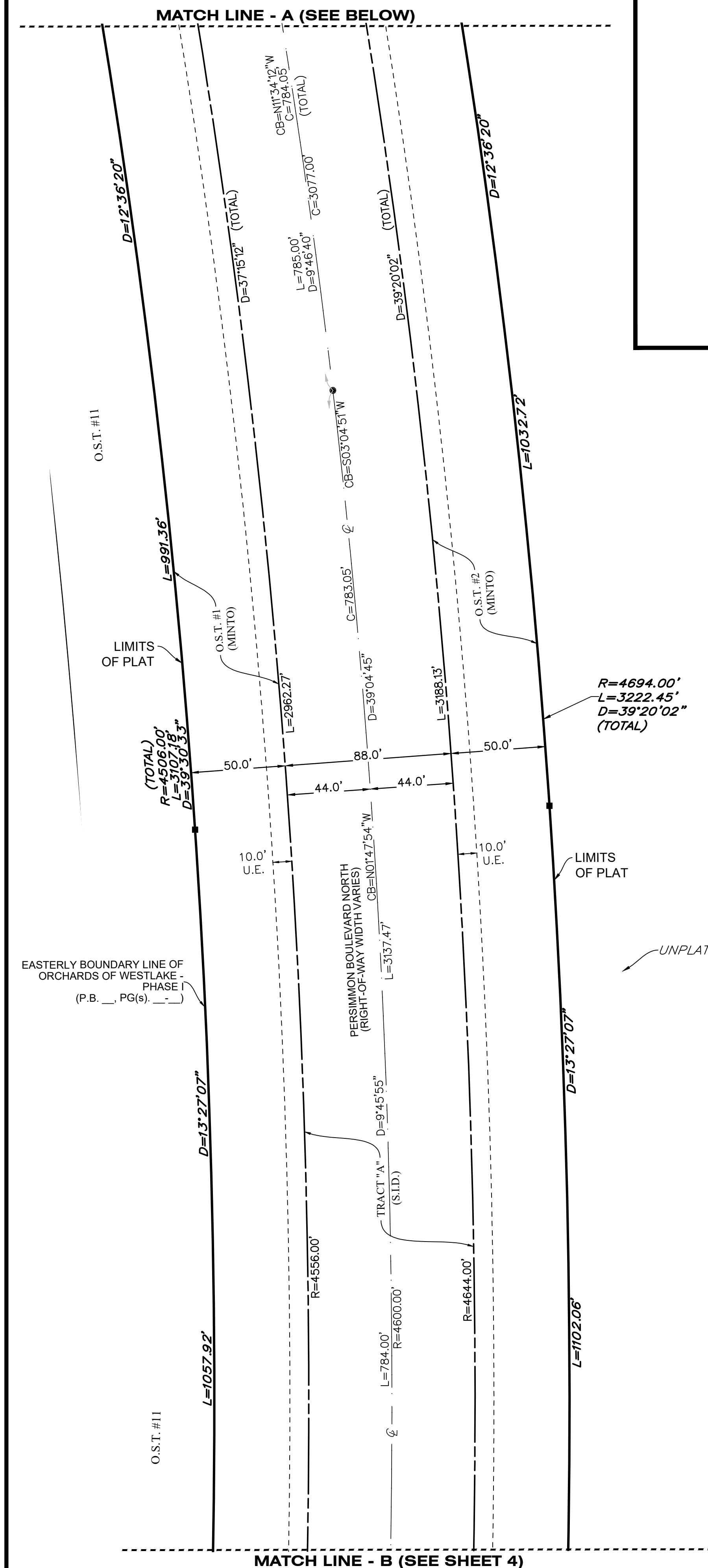
POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10" EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 894626.7147 E: 896137.1629
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER
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FOUND BRASS DISK IN
CONCRETE "P.B.C."
N: 884609.6818 E: 891407.3638
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107591

BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S89°48'53"E 5270.23'
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
N68°33'42"W 6713.90'

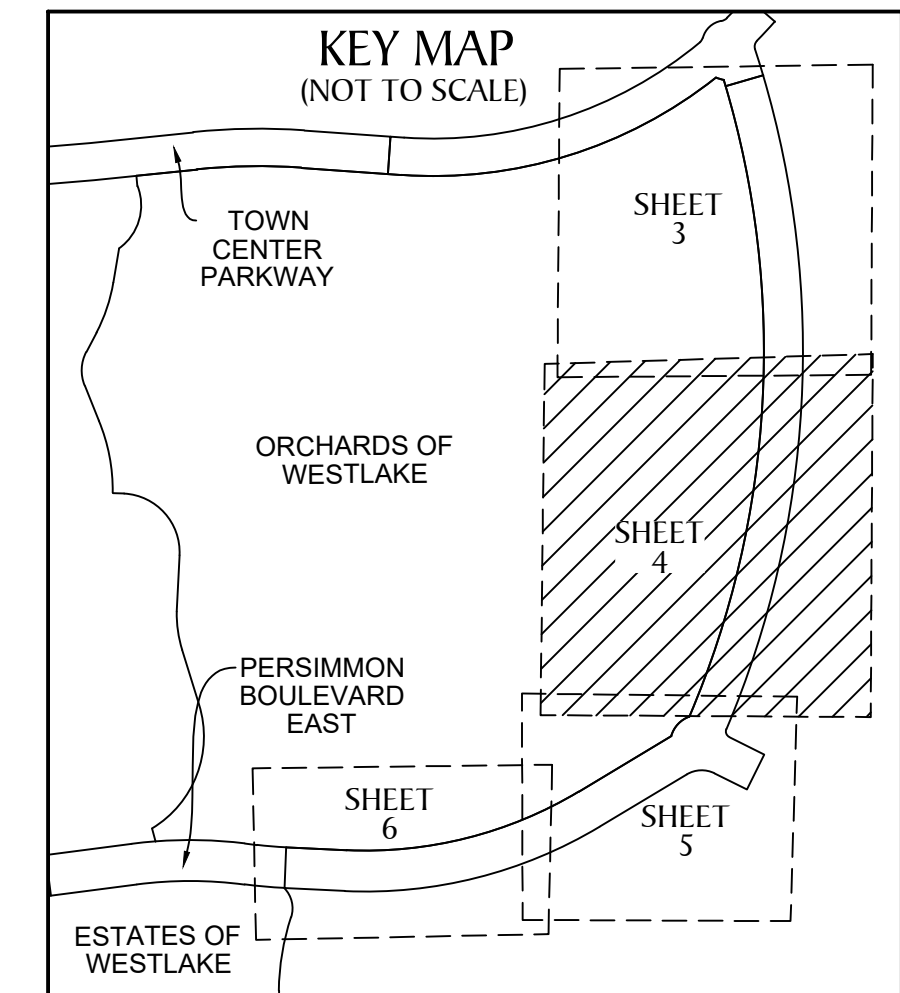
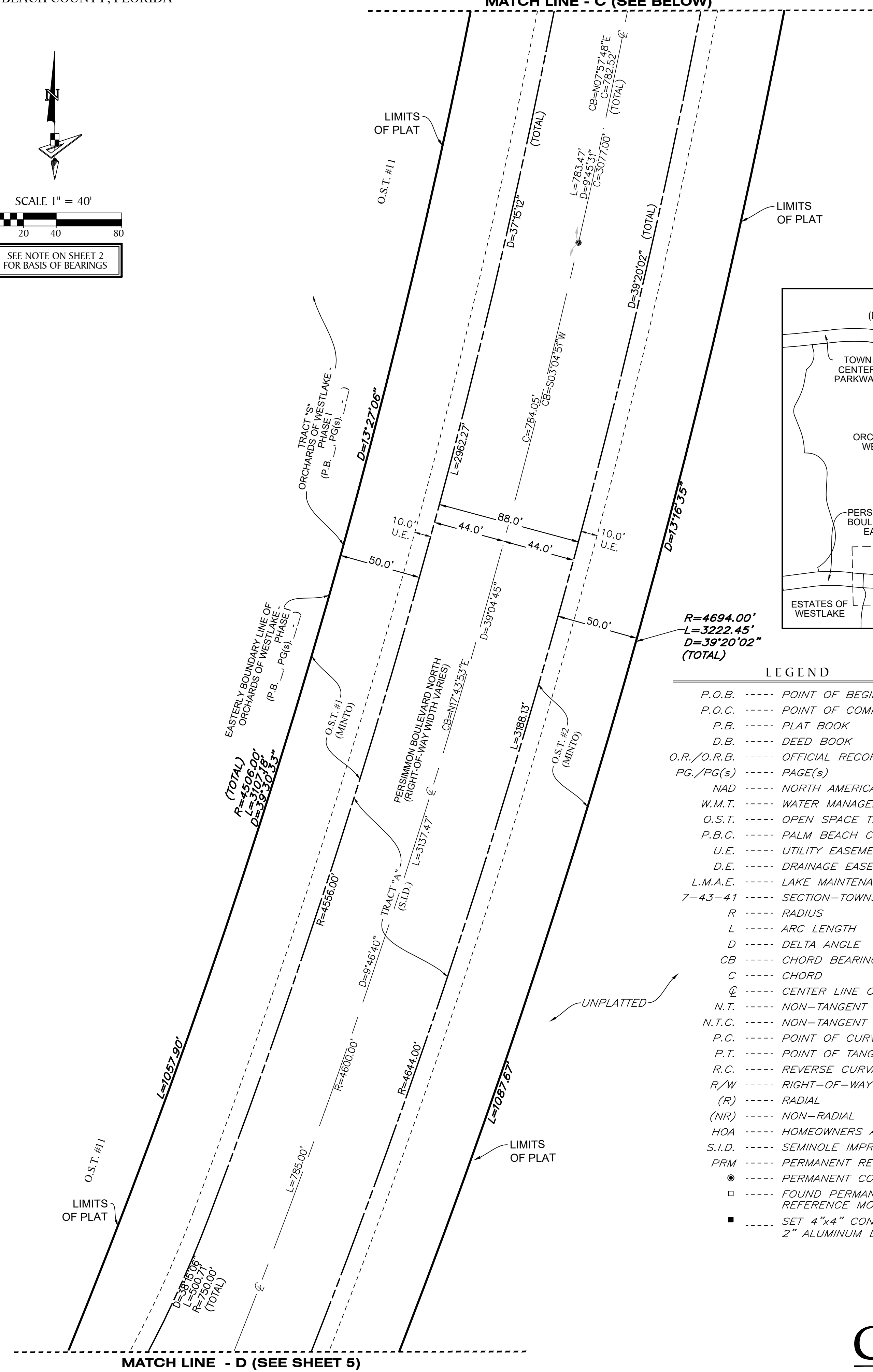
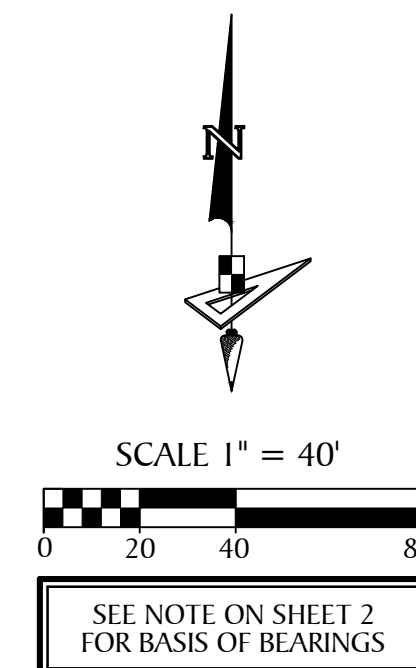
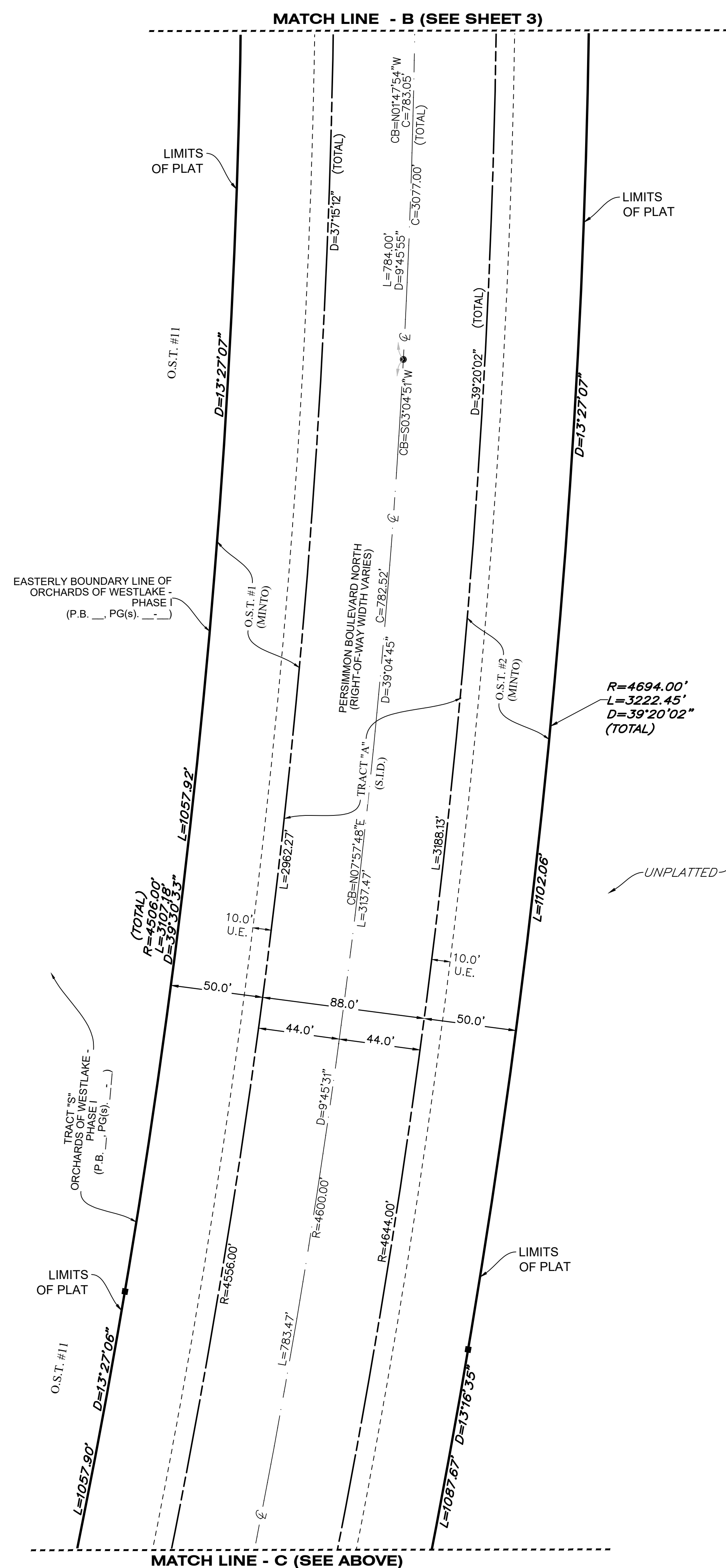


- LEGEND**
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 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - CL ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
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PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



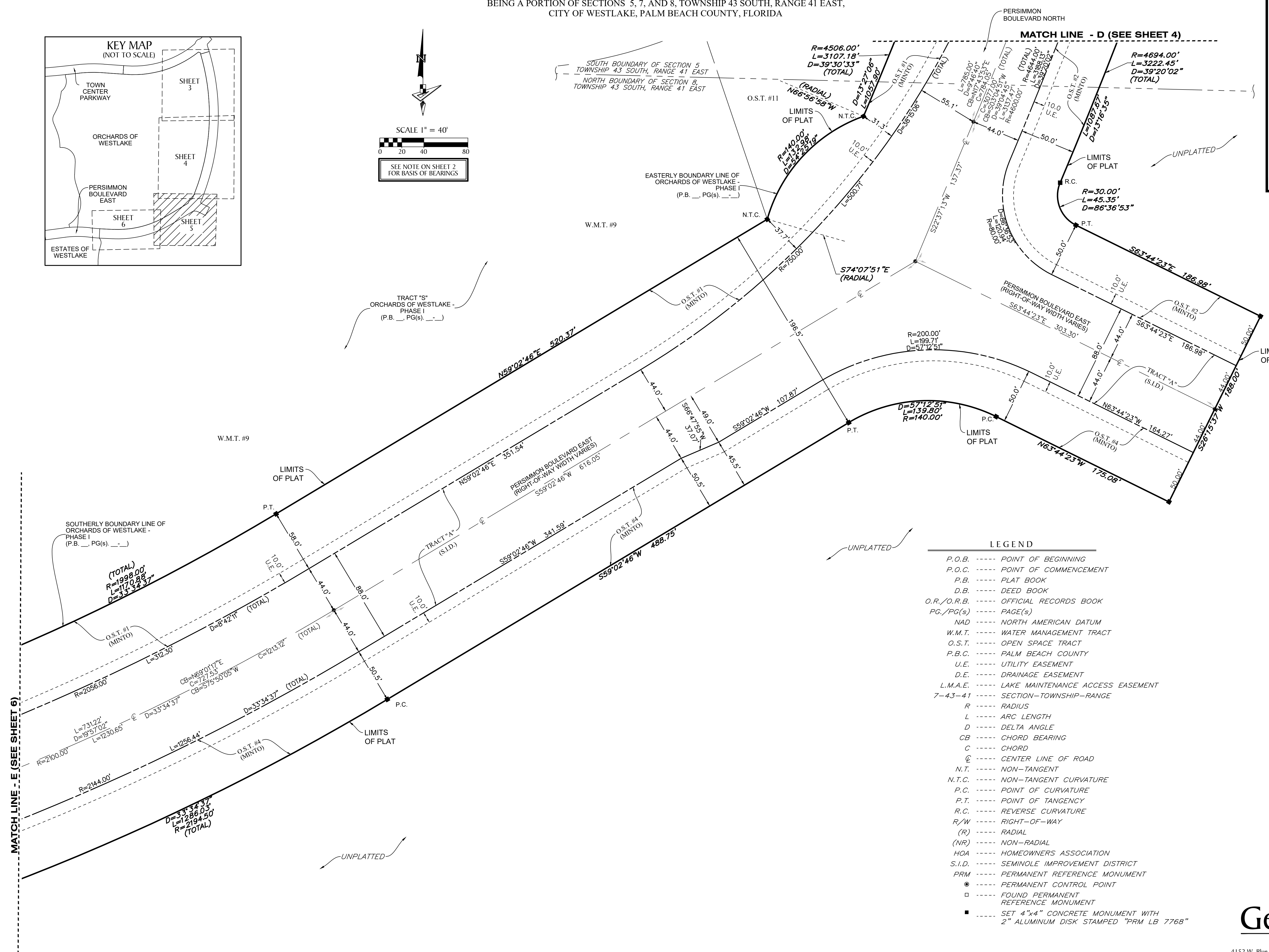
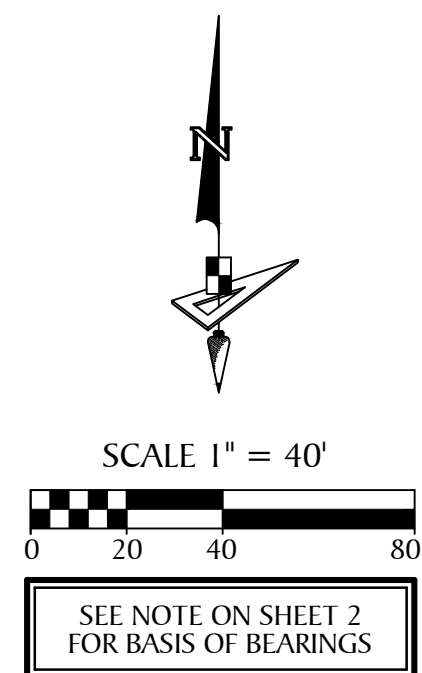
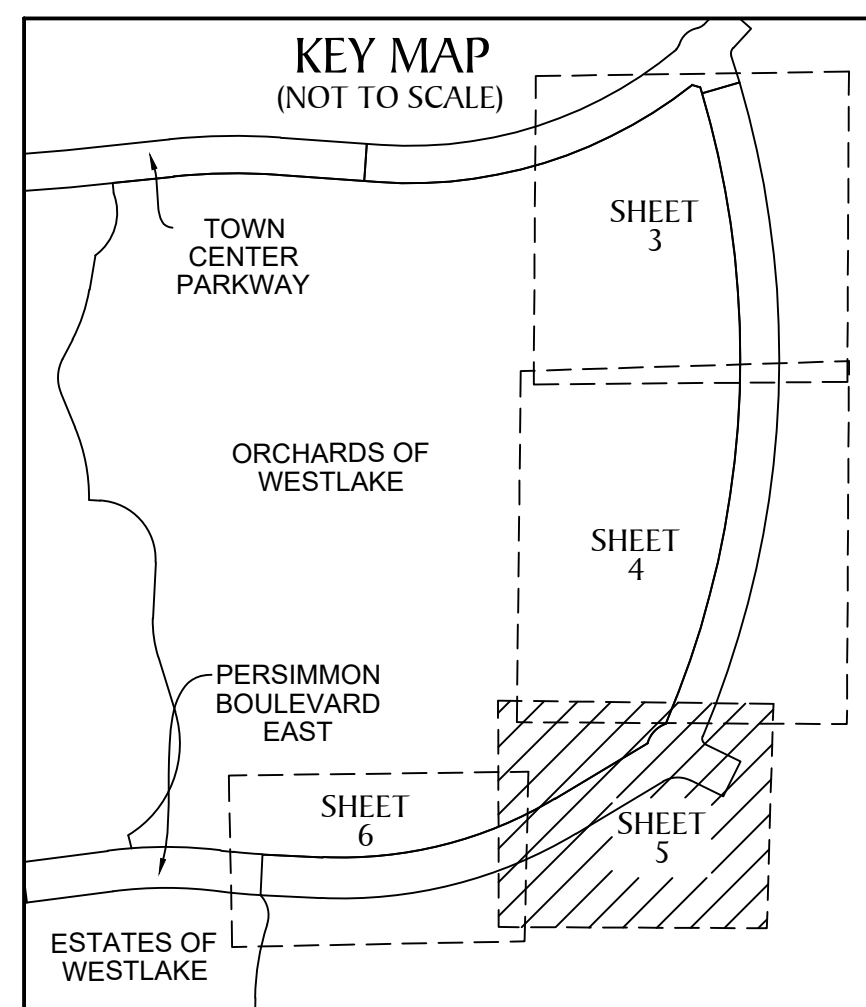
- LEGEND**
- P.O.B. ----- POINT OF BEGINNING
 - P.O.C. ----- POINT OF COMMENCEMENT
 - P.B. ----- PLAT BOOK
 - D.B. ----- DEED BOOK
 - O.R./O.R.B. ----- OFFICIAL RECORDS BOOK
 - PG./PG(S) ----- PAGE(S)
 - NAD ----- NORTH AMERICAN DATUM
 - W.M.T. ----- WATER MANAGEMENT TRACT
 - O.S.T. ----- OPEN SPACE TRACT
 - P.B.C. ----- PALM BEACH COUNTY
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - L.M.A.E. ----- LAKE MAINTENANCE ACCESS EASEMENT
 - 7-43-41 ----- SECTION-TOWNSHIP-RANGE
 - R ----- RADIUS
 - L ----- ARC LENGTH
 - D ----- DELTA ANGLE
 - CB ----- CHORD BEARING
 - C ----- CHORD
 - CL ----- CENTER LINE OF ROAD
 - N.T. ----- NON-TANGENT
 - N.T.C. ----- NON-TANGENT CURVATURE
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - R.C. ----- REVERSE CURVATURE
 - R/W ----- RIGHT-OF-WAY
 - (R) ----- RADIAL
 - (NR) ----- NON-RADIAL
 - HOA ----- HOMEOWNERS ASSOCIATION
 - S.I.D. ----- SEMINOLE IMPROVEMENT DISTRICT
 - PRM ----- PERMANENT REFERENCE MONUMENT
 - ----- PERMANENT CONTROL POINT
 - ----- FOUND PERMANENT REFERENCE MONUMENT
 - ----- SET 4"x4" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 7768"



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

PERSIMMON BOULEVARD EAST - PLAT 5

BEING A PORTION OF SECTIONS 5, 7, AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA



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GeoPoint
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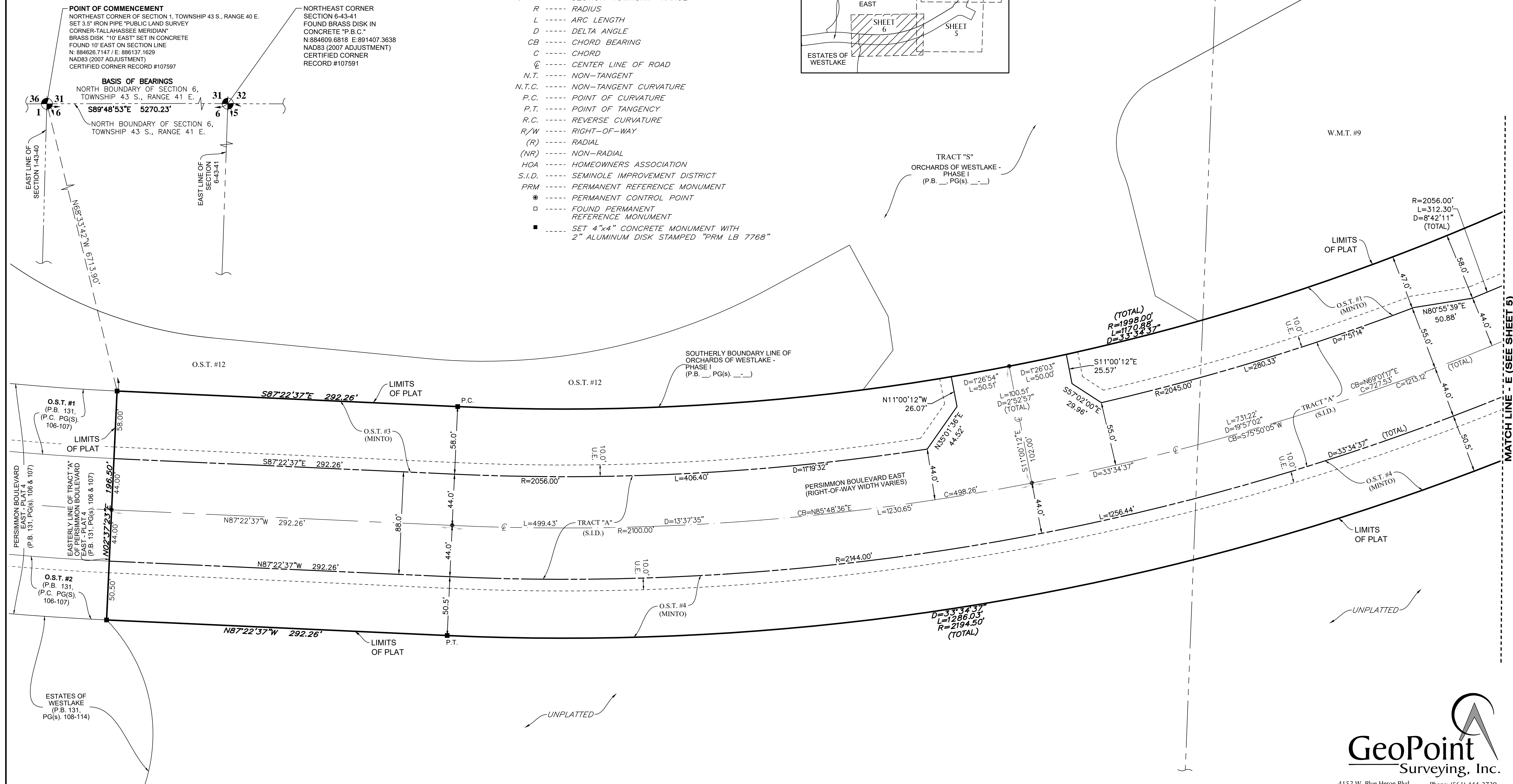
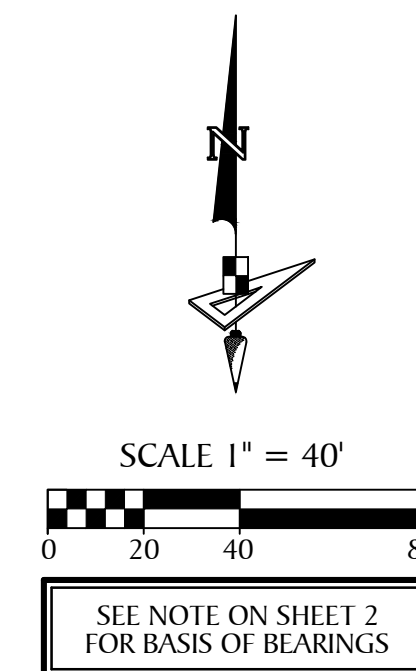
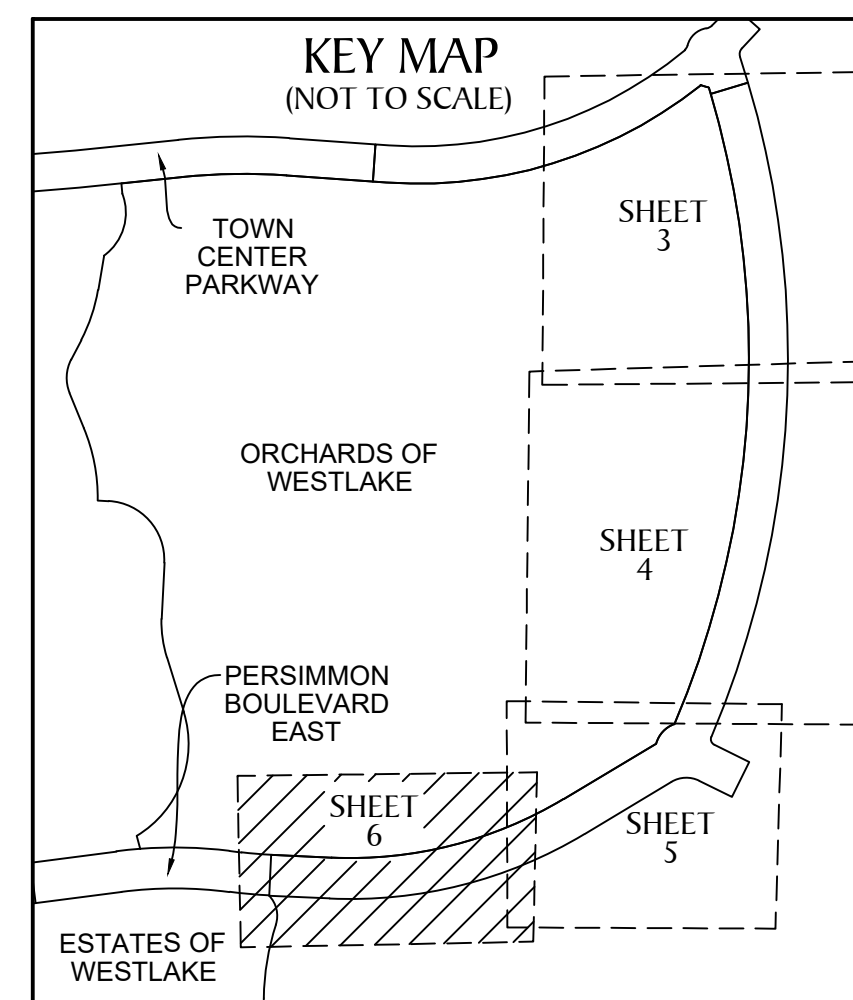
Sheet No. 5 of 6 Sheets

PERSIMMON BOULEVARD EAST - PLAT 5

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CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA

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POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 S., RANGE 40 E.
SET 3.5" IRON PIPE "PUBLIC LAND SURVEY
CORNER-TALLAHASSEE MERIDIAN"
BRASS DISK "10" EAST" SET IN CONCRETE
FOUND 10' EAST ON SECTION LINE
N: 884626.7147' E: 886137.1629'
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER RECORD #107597

NORTHEAST CORNER
SECTION 6-43-41
FOUND BRASS DISK IN
CONCRETE "P.B.C."
N: 884609.6818' E: 891407.3638'
NAD83 (2007 ADJUSTMENT)
CERTIFIED CORNER
RECORD #107591

BASIS OF BEARINGS
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
S89°48'53"E 5270.23'
NORTH BOUNDARY OF SECTION 6,
TOWNSHIP 43 S., RANGE 41 E.
N68°33'42"W 6713.90'

PERSIMMON BOULEVARD
EAST - PLAT 4
(P.B. 131, PG(s) 106 & 107)

EASTERN LINE OF TRACT "A"
OF PERSIMMON BOULEVARD
EAST - PLAT 4
(P.B. 131, PG(s) 106 & 107)

O.S.T. #1
(P.B. 131,
P.C. PG(S)
106-107)

O.S.T. #2
(P.B. 131,
P.C. PG(S)
106-107)

ESTATES OF
WESTLAKE
(P.B. 131
PG(s) 108-114)